

**32 Marraboor Place, Success, WA 6164**



**House For Sale**

Wednesday, 15 May 2024

32 Marraboor Place, Success, WA 6164

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Geoff Beard  
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## Offers Over \$789,000

This beautifully presented home is perfect for a family, with plenty of internal living space along with a great outdoor area. The property features four good-sized bedrooms, two bathrooms, a separate theatre/activity room, and a well-proportioned kitchen that overlooks open and spacious living areas. The outside is completed with a side and rear patio area that overlooks the sparkling pool complete with artificial turf surrounding it. Being a raised block, you can relax out the back and take in some wonderful sunset views over the valley to the west. The property oozes quality and offers many extras that include:

- Solar panels and a backup battery.
- Security screens on exterior doors.
- Roller shutters on bedrooms and front windows.
- A security alarm system (installed but not currently working).
- The kitchen has a dual sink, dishwasher, gas cooktops, and a central workstation, plus direct access from the garage.
- Ducted reverse cycle air conditioning (Note: brand new Panasonic system just replaced and under full warranty).
- All bedrooms have double wardrobes, and the master has two doubles.
- Two linen cupboards.
- A large double garage with small rear roller door access to the back.
- Gas points in the theatre and family rooms.
- Instantaneous hot water system.
- Extra-large patio areas.
- Fishpond and tropical gardens.
- Salt-chlorinated pool complete with cleaning equipment, a cover, and includes solar heating.
- Poles for a sun sail to be connected.
- Pool area completed with AstroTurf.
- Large cat run can be included or taken away if not required.
- Reticulated gardens and lawn.

Area features include:

- Walking distance to Emmanuel Catholic College.
- Walking distance to Jandakot Primary School.
- Cockburn Gateway Shopping Centre approximately 1.9 km.
- Cockburn Train Station approximately 1.9 km.
- The ARC Recreation Centre approximately 2.5 km.
- Coogee Beach approximately 10.2 km.
- Murdoch hospitals approximately 9.8 km.

Water Rates TBCLand Rates TBCThis property is sure to generate a great deal of interest, so to ensure you get a chance to view it, please watch out for the next home open opportunity. For further details, contact Geoff Beard, your exclusive LJ Hooker Sales consultant, on 0413444090.